001.A	0001	0034.2	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	688,500	/	688,500
USE VALUE:	688,500	/	688,500
ASSESSED:	688,500	/	688,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		MAGNOLIA ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	CLAVERACK HILL PROPERTIES LLC
Owner 2:	
Owner 3:	
Street 1:	34 MAGNOLIA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	JONES MICHAEL D & PAMELA K -
Owner 2:	-
Street 1:	34 MAGNOLIA ST UNIT 2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1914, having primarily Aluminum Exterior and 2118 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	685,200	3,300		688,500
Total Card	0.000	685,200	3,300		688,500
Total Parcel	0.000	685,200	3,300		688,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 325.07 /Parcel: 325.07

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 280018

GIS Ref

GIS Ref

Insp Date 05/10/18

!15323!

PREVIOUS ASSESSMENT

Parcel ID: 001.A-0001-0034.2

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	685,200	3300	.		688,500		Year end	12/23/2021
2021	102	FV	717,200	3300	.		720,500		Year End Roll	12/10/2020
2020	102	FV	706,300	3300	.		709,600	709,600	Year End Roll	12/18/2019
2019	102	FV	628,900	3300	.		632,200	632,200	Year End Roll	1/3/2019
2018	102	FV	531,300	3300	.		534,600	534,600	Year End Roll	12/20/2017
2017	102	FV	484,600	3300	.		487,900	487,900	Year End Roll	1/3/2017
2016	102	FV	484,600	3300	.		487,900	487,900	Year End	1/4/2016
2015	102	FV	448,000	3300	.		451,300	451,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	20:33:49

LAST REV

Date	Time
11/19/20	10:02:04
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 15323

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JONES MICHAEL D	159-74	2	10/27/2020		699,900	No	No		
SEGOOL EDWARD/A	93-148		5/15/2006		452,000	No	No		

USER DEFINED

Prior Id # 1:	297
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/18/2019	894	Redo Bat	20,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/19/2020	SQ Mailed	MM	Mary M
5/10/2018	Measured	DGM	D Mann
3/12/2007	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7830													G8	1.		

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	55.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.14575064
Const Adj.:	0.99980003
Adj $ / SQ:	349.384
Other Features:	85250
Grade Factor:	1.00
NBHD Inf:	1.01999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	841750
Depreciation:	156566
Depreciated Total:	685185

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH

UnSketched SubAreas:
GLA: 2118,

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
89	001.A-0001-0034.2		8/27/1998	320,000
89	001.A-0001-0034.2		12/22/1998	320,000
88	001.A-0001-0034.2		2/27/1998	278,000
86	001.A-0001-0034.2		10/2/1998	315,000
85	001.A-0001-0034.2		5/28/1998	311,000
85	001.A-0001-0034.2		10/1/1998	280,000
WtAv$/SQ:		AvRate:	87	Ind.Val 300424.5210

Juris. Factor:		Before Depr:	356.37
Special Features:	0	Val/Su Net:	323.51
Final Total:	685200	Val/Su SzAd	323.51

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,118	349.380	739,995
Net Sketched Area:		2,118	Total:	739,995
Size Ad	2118	Gross Area	2118	FinArea 2118

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 001.A-0001-0034.2

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X10	A	AV	1925	27.50	T	40	102			3,300			3,300

More: N	Total Yard Items:	3,300	Total Special Featues:		Total: 3,300